

## Minutes of Meeting

### VIRGINIA REAL ESTATE BOARD INFORMAL FACT-FINDING CONFERENCES JUNE 16, 2003 (1:00 P.M.)

The Virginia Real Estate Board convened in Richmond, Virginia, for the purpose of holding Informal Fact-Finding Conferences pursuant to the Administrative Process Act.

S. Ronald Owens, Board Member, Presided and Marjorie Clark, Board Member, Assisted. No other Board members were present.

Douglas W. Schroder appeared for the Department of Professional and Occupational Regulation.

The conferences were recorded by Inge Snead & Associates, LTD and the Summaries or Consent Orders are attached unless no decision was made.

Disc-Disciplinary Case  
Lic-Licensing Application

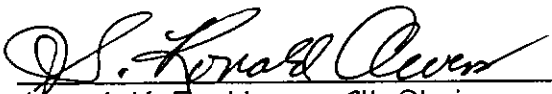
C-Complainant/Claimant  
A-Applicant  
R-Respondent/Regulant  
I-Investigator  
AT-Attorney

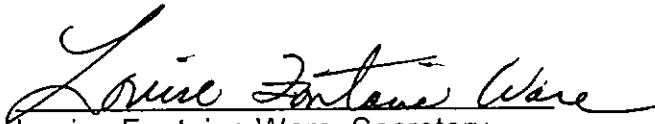
#### Participants

- |    |  |  |
|----|--|--|
| 1. | Sharane Linda Strelsky<br>File Number 2003-02382 (Lic)                   | Strelsky – A<br>Trigiani - AT                    |
| 2. | William A. Carter<br>File Number 2003-00900 (Disc)<br>(No decision made) | Carter – R<br>Capsalis - AT<br>Kibben-Wright - W |

The meeting adjourned at 5:15 p.m.

Virginia Real Estate Board

  
Joseph K. Funkhouser, Jr., Chairman

  
Louise Fontaine Ware, Secretary

COPY TEST:

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Custodian of Records

**COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION**

**REAL ESTATE BOARD**

**RE: SHARANE LINDA STRELSKY  
APPLICATION FOR A SALESPERSONS LICENSE BY EXAMINATION**

**FILE NUMBER: 2003-02382**

**Summary of the Informal Fact-Finding Conference**

An Informal Fact-Finding Conference (IFF) was convened on June 16, 2003, at the Department of Professional and Occupational Regulation, pursuant to a Notice of Informal Fact-Finding Conference sent by certified mail to Sharane Linda Strelsky on March 10, 2003. The following individuals participated at the conference: Sharane Linda Strelsky, Applicant; Lucia Anna Trigiani, her Attorney; Douglas W. Schroder, Staff Member; S. Ronald Owens, presiding Board Member and Marjorie Clark, assisting Board Member.

## **Summation of Facts**

1. On January 28, 2003, Sharane L. Strelsky (Strelsky) applied for a real estate salesperson's license by examination and disclosed criminal convictions on her application.
2. On September 21, 1990, in the Circuit Court of Fairfax County, Strelsky pleaded guilty to Grand Larceny, a felony. Strelsky was sentenced to serve three (3) years in the penitentiary, which was suspended conditioned upon Strelsky's good behavior, placed on active probation for a period of three (3) years and required to continue mental health counseling, at the direction of the probation officer. Strelsky testified during the IFF, that at the time of this offense, she was very depressed and not thinking clearly. She admitted shoplifting a dress.
3. On December 3, 1993, in the Circuit Court of Fairfax County, Strelsky pleaded guilty to Concealment of Merchandise, a felony. Strelsky was sentenced to serve five (5) years in the penitentiary, with all but thirty (30) days of the sentence suspended conditioned upon Strelsky's good behavior, placed on active probation for a period of five (5) years upon her release from confinement, and required to undergo a mental health evaluation and treatment as directed by the probation officer. Strelsky testified during the IFF, that at the time of this offense, she was still suffering from depression. She admitted shoplifting clothing for her children.
4. On March 19, 1999, in the United States District Court for the Eastern District of Virginia, Sharane Wells, pleaded guilty to Trafficking in counterfeit goods, in violation of 18 USC §2320, a felony. Strelsky testified during the IFF that one of the reasons she pleaded guilty to this offense, based on the advice of her counsel, was due to the fact that she was still on probation for previous offenses.

It appears that on March 30, 1999, an "AMENDED" judgment was filed regarding this conviction, which required Strelsky be placed on supervised probation for a period of three (3) years, pay a fine in the amount of \$750.00, participate in a treatment program, as directed and approved by the probation officer, provide the probation officer with access to requested financial information, and serve 120 days in community confinement.

Strelsky testified during the IFF that in her cigar store, Strelsky was having difficulty in securing the necessary supply of "in-demand" cigars. In purchasing and selling cigars from the Dominican Republic, without going through the proper distributor, Strelsky violated Federal trademark laws.

5. On April 30, 2001, Strelsky was discharged from supervised probation by the United States District Court for the Eastern District of Virginia.

### **Conclusion and Recommendation**

Based upon the information presented at the conference, we recommend Strelsky's application for a real estate salespersons license by examination be approved with the stipulation that Strelsky and her broker report to the Board on a quarterly basis, for a period of three years.

While Strelsky has had prior felony convictions, she has fulfilled all requirements of the court and probation. She has also undergone psychological counseling and treatment to help her in overcoming any compulsory addictions she has encountered in the past. Since closing her cigar store, Strelsky has been employed by an engineering consulting firm and appears to be a successful client representative. Her prospective broker is aware of her past record and is willing to give close supervision and direction.

By: \_\_\_\_\_

**S. Ronald Owens  
Presiding IFF Board Member  
Real Estate Board**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**Marjorie Clark  
Assisting IFF Board Member  
Real Estate Board**

Date: \_\_\_\_\_

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTEREST ACT


TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

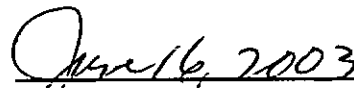
1. Name: S. Ronald Owens
2. Title: Member
3. Agency: Real Estate Board
4. Transaction: Informal Fact-Finding Conferences on June 16, 2003
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

6. I declare that:

(a) I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

  
Signature

  
Date

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTEREST ACT

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Marjorie Clark
2. Title: Member
3. Agency: Real Estate Board
4. Transaction: Informal Fact-Finding Conferences on June 16, 2003
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

none

6. I declare that:

(a) I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

none

(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Marjorie M. Clark

Signature

6-16-2003

Date